

IMPROVED PRICE: \$90/SF

**66% OCCUPIED - ROOM FOR USER
STABLE TENANTS**

THE BASTIAN BUILDING

418 - 436 NW 6TH AVE | PORTLAND OR

FOR SALE



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



RAYMOND DUCHEK

(503) 225-8492

RaymondD@norris-stevens.com

THOMAS MCDOWELL

503.225.8473

TomM@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

NOV 2025

EXECUTIVE SUMMARY



THE OFFERING

Norris & Stevens is pleased to present for sale the Bastian Building. Originally built in 1915, the property has been painstakingly upgraded over the years by the ownership. Multiple seismic reinforcements have been completed giving the building an A2 Occupancy Rating allowing it to serve as the home of Portland's Harvey's Comedy Club for many years and currently home to the Calle 6 Nightclub. Located at the intersection of NW 6th and NW Glisan St, the property provides easy access to Portland's award-winning public transit system. Current income streams in place will offset the cost for an owner/user looking to relocate into a move-in ready building. The property is poised to benefit from the Broadway Corridor redevelopment project, as this part of Old Town, China Town, and the Pearl District is reshaped into the gateway of downtown Portland.

INVESTOR

- 66% Occupied – Stable Tenants, Popular Ground Floor Tenant
- \$89,744 positive annual cash flow using professional management and a Capital Expense Reserve
- Dynamic Future Neighborhood – Made In Old Town, Broadway Corridor Development

OWNER/USER

- 8,748 SF available for User – Offices Built Out with Amenities
- Two-story atrium – Common Area with seating
- Elevator served & Air Conditioned
- Recently upgraded mechanical and lobby finishes
- Monthly parking available on same block

PROPERTY SUMMARY



THE BASTIAN BUILDING OFFERING MEMORANDUM



PROPERTY SUMMARY

Address:	418 - 436 NW 6th Ave
City/State/Zip:	Portland, OR 97204
County:	Multnomah
Parcel Number:	R140454
Land Size	± .23 AC (10,019) SF
Building Size:	± 27,600 SF (not including basement)
Floors	3 + Basement
Elevators	1
Zoning:	CXD
Class:	B
Occupancy	66%
Price:	\$2,500,000

1984 the building received A2 Occupancy Rating for remodel of the ground floor. (Harvey's Comedy Club)

1998 seismic bracing was added to basement structural posts.

2000 seismic bracing was added with addition the of elevator shaft.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



503.223.3171 • NORRIS-STEVENS.COM

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

PROPERTY TAX INFORMATION

Address: 418 - 436 NW 6th Ave
City/State/Zip Code: Portland, OR 97204

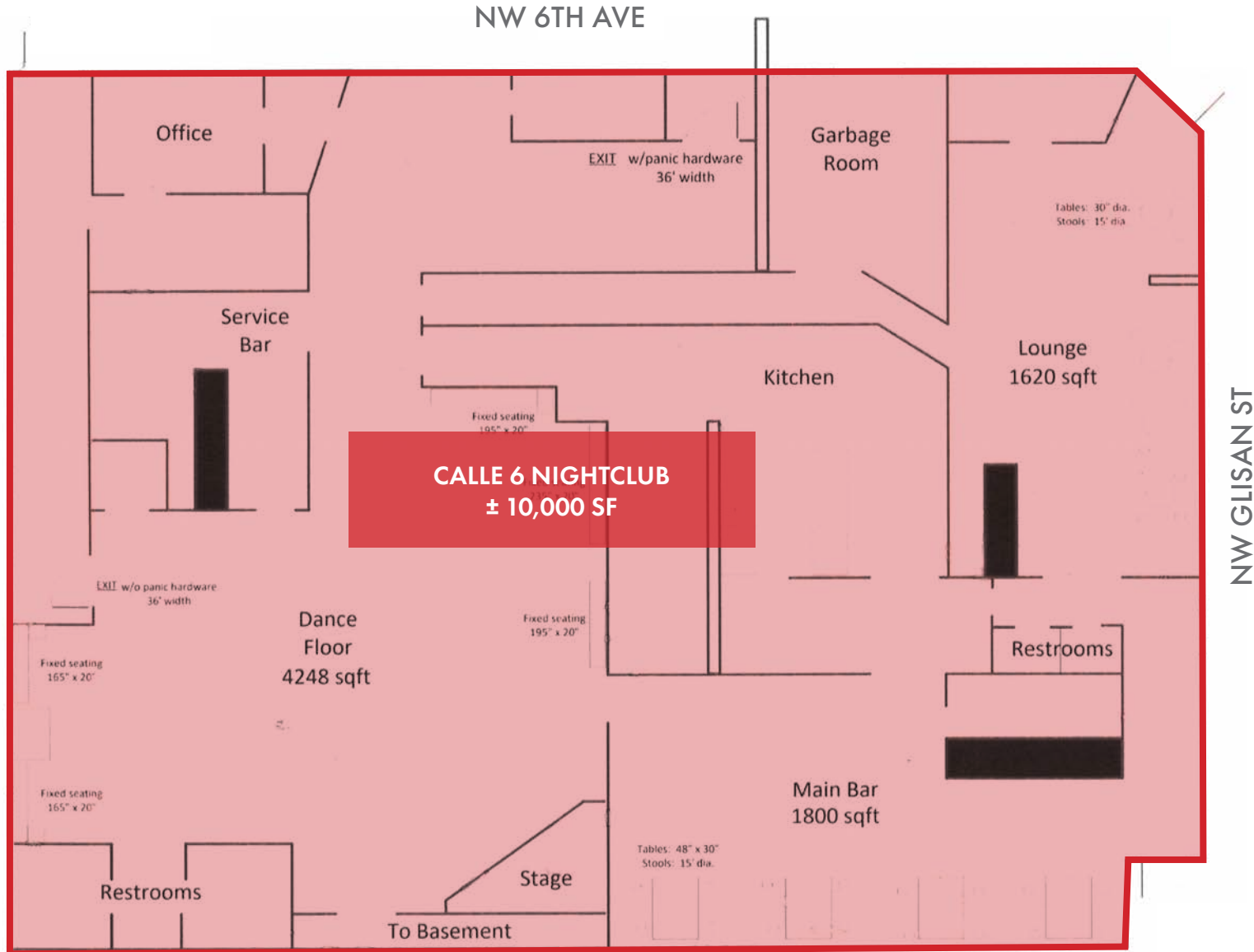
2025 ASSESSMENT

Improvements	\$1,210,200
Land	\$1,400,000
Real Market	\$2,409,920
Assessed Value	\$1,258,490
Property Taxes	
2025	\$33,878
2024	\$35,374
2023	\$34,014



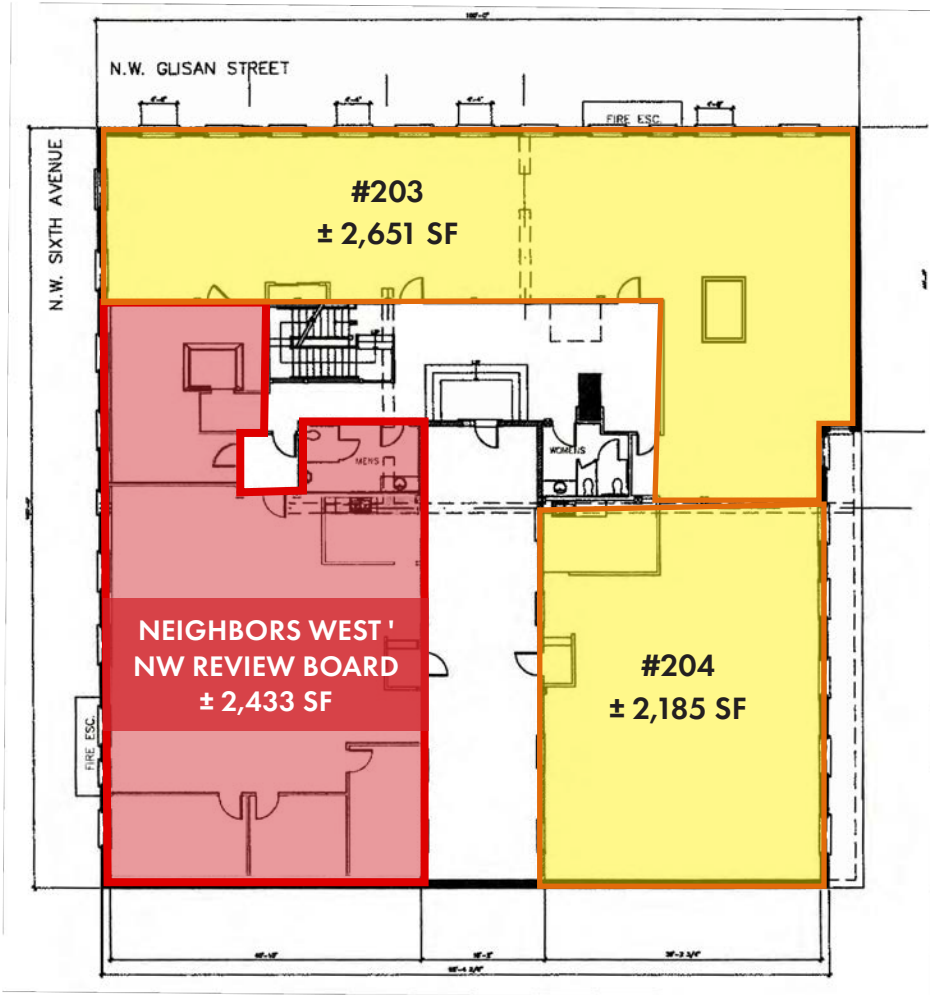
FLOOR PLANS

1ST FLOOR

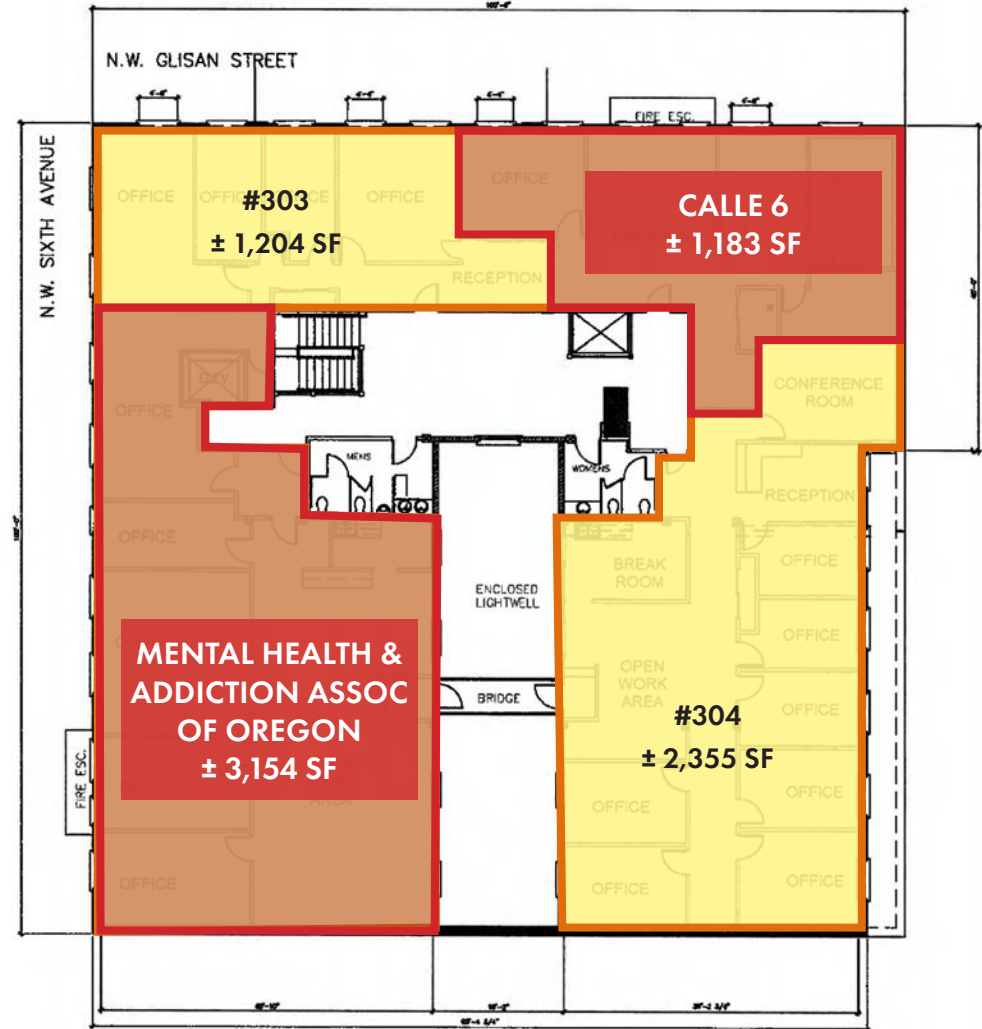


FLOOR PLANS

2ND FLOOR



3RD FLOOR



LEASED



AVAILABLE

RENT ROLL

10/1/2025 - 09/30/2026

SUITE	TENANT	SQ. FT.	OCC. DATE	LEASE EXPIRATION	MONTHLY BASE RENT	RENT PER SF/YEAR	CURRENT ANNUAL RENT	SECURITY DEPOSIT	EXPENSE REIMBURSEMENT	OPTIONS	DELINQUENT
100	Calle 6 Nightclub	10,000	10/2022	9/2027	\$10,927	\$13.11	\$131,127	\$11,255.08	Modified Gross	2-5 yr	None
201/202	Neighbors West NW Review Board	2,433	3/2023	2/2028	\$2,652	\$13.38	\$32,543	\$3,156.19	Gross	None	None
203	Vacant	2,651				\$-	\$-				
204	Vacant	2,185				\$-	\$-				
301/302	Mental Health Addiction Assoc OR	3,254	07/2024	07/2027	\$3,249	\$12.07	\$39,279	\$3,346.00	Gross	None	None
303	Vacant	1,204				\$-	\$-				
304	Vacant	2,708				\$-	\$-				
305	Calle 6 Office	1,183	10 /1/23	9/30/2027	\$1,236	\$12.54	\$14,832	N/A	Gross	None	None
	Common Area	1,982					\$-				
TOTAL:		27,600			\$18,065	\$7.85	\$217,781				

For a current income and expense statement, please contact brokers.

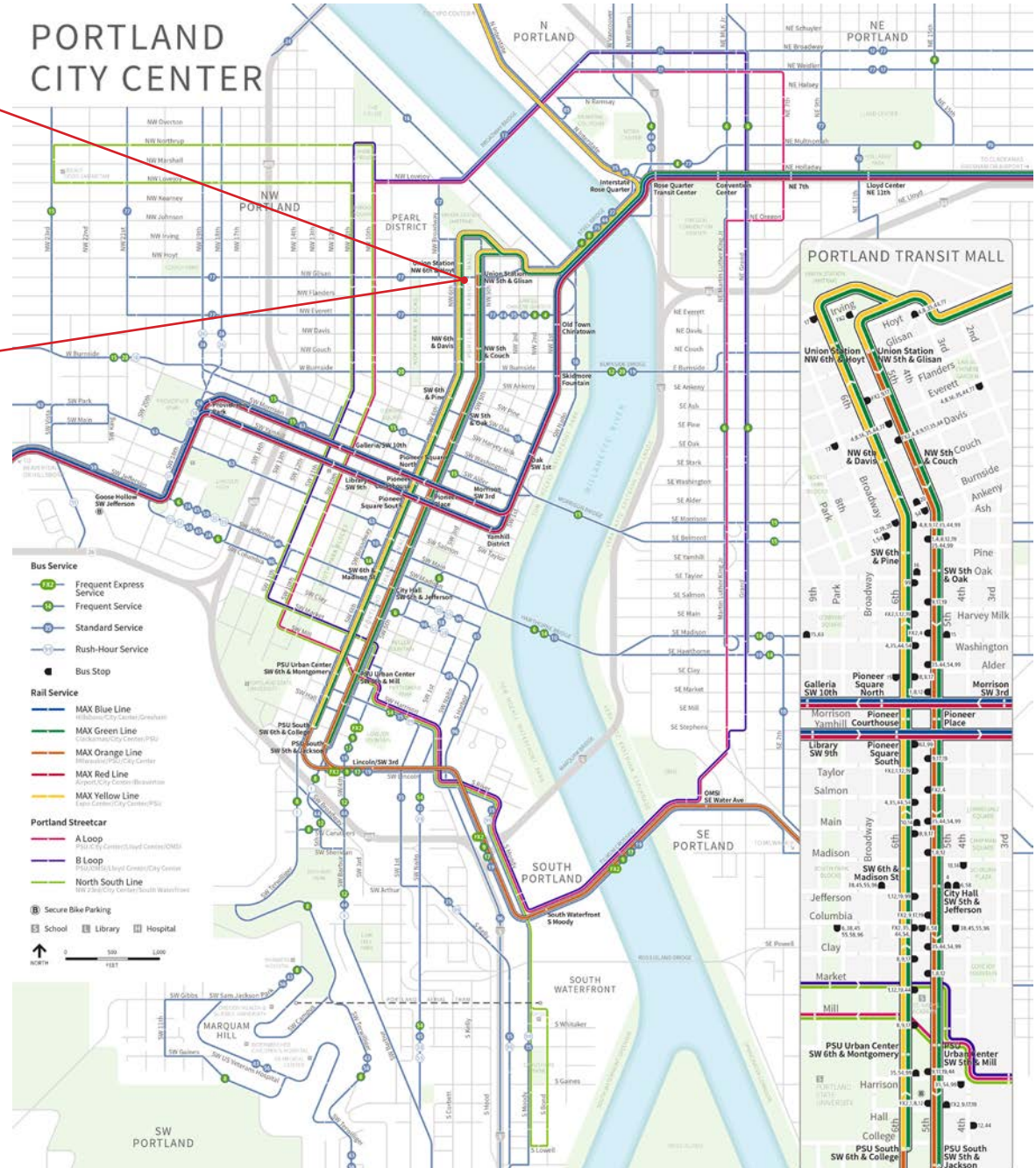
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PUBLIC TRANSPORTATION

THE BASTIAN BUILDING



PORTLAND
CITY CENTER



Walk Score
99

Walker's Paradise

Daily errands do not require a car.

Transit Score
91

Rider's Paradise

World-class public transportation.

Bike Score
99

Biker's Paradise

Daily errands can be accomplished on a bike.

SOURCE: [HTTPS://TRIMET.ORG/SCHEDULES/INDEX.HTM](https://trimet.org/schedules/index.htm)

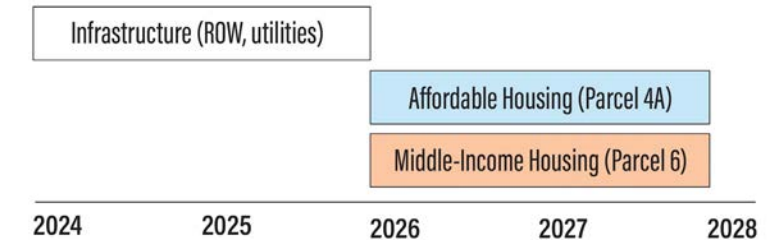
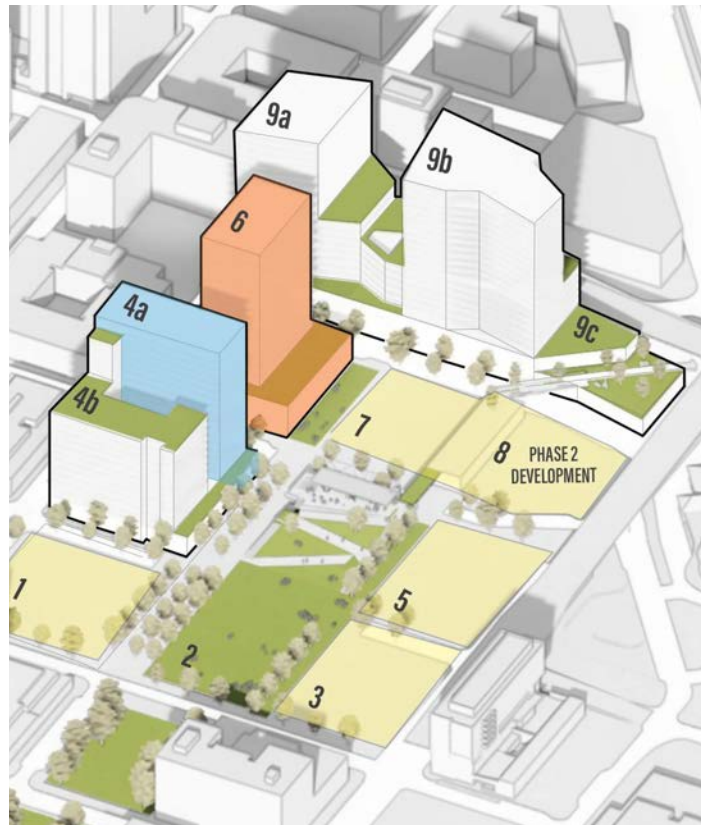
BROADWAY CORRIDOR

PROJECT OVERVIEW

The Broadway Corridor, which encompasses the downtown Portland U.S. Postal Service site, is a key opportunity site for high-density employment, mixed-income housing, and signature city attractions and amenities. This project will connect the Old Town/Chinatown and Pearl District neighborhoods with the goal to maximize community benefits, particularly to those groups that haven't benefitted from other urban projects.

Investment priorities for a first phase of development include:

- Infrastructure critical to catalyzing four million square feet of mixed-income development, work includes new streets, water, sewer, stormwater, and electric utilities. (Underway; complete fall 2026)
- Quality jobs and workforce training including monthly monitoring to ensure business equity and workforce equity performance goals are met and workforce training capacity is increased including through a commitment to on-site training opportunities. (Underway)
- Affordable and middle-income housing in two high-density, energy efficient, residential developments providing more than 450 units of housing on Parcel 4A and Parcel 6.



Source: broadwaycorridorpdx.com

[Click here for more information](#)



THE PEARL DISTRICT

LOVEJOY ST



BROADWAY CORRIDOR

PORTLAND UNION TRAIN STATION

GLISAN ST

BASTIAN BUILDING

PORTLAND'S CENTER STAGE



OLD TOWN CHINA TOWN

TOM MCCALL WATERFRONT PARK

W BURNSIDE ST



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



503.223.3171 • NORRIS-STEVENS.COM

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.